Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	482 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,480,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Kenilworth St BALWYN 3103	$2,200,000	07/04/2025
2	238 Union Rd SURREY HILLS 3127	$2,125,000	05/04/2025
3	7 Highfield Rd CANTERBURY 3126	$2,450,000	17/12/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/06/2025 10:18

482 Whitehorse Road, Surrey Hills Vic 3127

Andrew Shen
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6 6 2

Property Type: House
Land Size: 759 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
March quarter 2025: $2,480,000

Comparable Properties



5 Kenilworth St BALWYN 3103 (REI)

2 1 3

Price: $2,200,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 724 sqm approx

Agent Comments



238 Union Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $2,125,000
Method: Sold After Auction
Date: 05/04/2025
Property Type: House (Res)
Land Size: 718 sqm approx

Agent Comments



7 Highfield Rd CANTERBURY 3126 (REI/VG)

4 1 1

Price: $2,450,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 778 sqm approx

Agent Comments

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